



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

**September 4, 2014**

**TO:** Esther L. Valadez, Chair  
Laura Shell, Vice Chair  
David W. Louie, Commissioner  
Curt Pedersen, Commissioner  
Pat Modugno, Commissioner

**FROM:** Bruce Durbin, Supervising Regional Planner  
Ordinance Studies Section

**SUBJECT: TECHNICAL UPDATE TO TITLE 22  
PROJECT NO. R2011-00518-(1-5)  
ADVANCE PLANNING CASE NO. 201100007  
September 17, 2014 – AGENDA ITEM #5  
(Continued from August 20, 2014; July 30, 2014; and June 18, 2014)**

At the June 18, 2014 public hearing, Ordinance Studies Section Staff (OS Staff) presented your Commission with Division 8 and Division 9 of the Technical Update to Title 22. At the July 30, 2014, OS Staff presented Division 3 - Zones and Division 7 - Standards for Specific Uses. Today, OS Staff will present the five remaining Divisions for Volume I:

- Division 1 - Introductory Provisions
- Division 2 - Definitions
- Division 4 - Combining Zones, Supplemental Districts and Publicly Owned Property
- Division 5 - Special Management Areas
- Division 6 - Development Standards

At the conclusion of today's public hearing, OS Staff recommends that your Commission continue the public hearing until December 10, 2014, or to a later date certain, for status of the project.

**September 10, 2014 Technical Update Public Hearing**

Divisions 1, 2, 4, 5 and 6 are reorganized, clarified and consolidated per the Technical Update parameters. The updated standards and regulations included in these Divisions have not modified the intent of the standards and regulations in the existing Title 22. A modification to the intent of any standards or regulations is outside the scope of the Technical Update. Noteworthy changes for the five Divisions are summarized below:

**Division 1 - Introductory Provisions**

Division 1 consolidates, clarifies and expands on introductory provisions in the existing Title 22 and deletes obsolete provisions. Specific details include:

- "Rules for Language" consolidates existing rules for language into one location and standardizes references to County Departments, days and titles.

- “Rules for Measurement” consolidates measurements for fractions, distance, height, gross floor area, floor area ratio and lot coverage.
- Lists of Zones, Combining Zones, and Supplemental Districts have been retained.
- Zoned Districts and Setback Districts that have been entirely incorporated into cities are deleted from the respective list of districts. The latest zone change adoption dates from the Zoned Districts list are deleted because the Department replaced this information with a more comprehensive history through GIS-Net mapping.

## **Division 2 - Definitions**

The Technical Update consolidates definitions into Division 2. In the existing code, a majority of the definitions are found in one chapter. However, many chapters and sections have additional definitions that apply only to those specific chapters and sections. Consolidating definitions into one division results in a more concise and comprehensive set of definitions. References to where definitions apply are standardized. Obsolete definitions were removed and several definitions were added in order to clarify existing procedures.

## **Division 4 - Combining Zones, Supplemental Districts and Publicly Owned Property**

Division 4 contains zone regulations in addition to the basic zones found in Division 3. Instructions for creation and adoption of Combining Zones and Supplemental Districts are added. Use Tables are added to Transit Oriented Districts.

## **Division 5 - Special Management Areas**

Division 5 contains Hillside Management and Significant Ecological Areas, both of which are proposed to be substantially revised as part of the pending General Plan 2035. Because of the upcoming revisions, the Technical Update limited the scope of revisions to updating titles and references per Best Practices. OS Staff will incorporate the revisions to Hillside Management and Significant Ecological Areas if the General Plan 2035 is adopted before your Commission provides a final recommendation on the Technical Update.

## **Division 6 - Development Standards**

Division 6 contains standards and regulations that apply across multiple zones. This Division reorganizes and clarifies standards and regulations while keeping the intent essentially the same as the existing code. Both the Parking and Signs Chapters are reorganized, with general standards and exemptions placed at the beginning of each Chapter. Parking and signs requirements were clarified and placed into tables. Accessible parking, which is 30 years out of date, is updated to reflect current practice.

## **Additional Notes for Divisions 1, 2, 4, 5 and 6**

Since September 2012, when your Commission last saw the preliminary drafts of Divisions 1, 2, 4, 5 and 6, OS Staff made the following revisions:

1. Division 1
  - The purpose statement for Title 22 is replaced with language from the existing code.
  - “Structure of Zoning Regulations” and “Rules for Provisions” are removed from the Technical Update. Both will be placed into a user’s guide and kept separate document from Title 22.

2. Division 2

- Most of the “new” definitions that were in the previous drafts are removed. OS Staff may include these “new” definitions as part of a separate Comprehensive Ordinance Review (COR) Project.
- Definitions from recently adopted ordinances have been added, including Ambulance Services, Rural Outdoor Lighting District, etc.

3. Division 4

- The Malibu Coastal Program District remains in Chapter 22.44 because it was adopted by the California Coastal Commission (CCC). The Santa Monica Mountains Local Coastal Plan (SMMLCP), which was approved by the Board of Supervisors on August 26, 2014, will rescind this Chapter. OS Staff will remove this Chapter once the SMMLCP is certified by the CCC.
- Chapter 22.46 is set aside for Specific Plans because it contains Santa Catalina Island and Marina del Rey Specific Plans, which were adopted by the CCC. The two plans will be placed in Volume III, which will be presented to your Commission in early 2015.
- Tables are added to better organize and to clearly convey information in the Equestrian Districts and Transit Oriented Districts.

4. Division 6:

- The Chapters for Parking and Signs are moved to the beginning of the Division.
- The Chapter for General Site Regulations is reorganized for ease of use.
- The Accessory Buildings Section is relocated from Division 7 to this Division.
- Bicycle parking requirements from the Healthy Design Ordinance are incorporated into the Parking Chapter.
- Standards for vehicle and bicycle parking are clarified.
- In the Signs Chapter, individual tables in appropriate chapters and sections replaces the “master table” in order to clearly convey standards and regulations.

5. Graphics

- OS Staff collaborated with the Systems Analysis to create standardized graphics.
- Updated graphics were added to these Divisions.

**Environmental Document**

This project is categorically exempt from CEQA requirements per State CEQA Guidelines Section 15305 (Class 5, Minor Alterations in Land Use Limitations), and per Guidelines Section 15061(b)(3). The project is administrative in nature and has no physical effect on the environment.

**Public Notification**

On May 16, 2014 notice of public hearing was published in the Antelope Valley Press and the LA Times. On May 17, 2014 and May 20, 2014, notice of public hearing was published in LA Opinion. On May 19, 2014, OS Staff sent a courtesy public hearing notice to 1,800 emails. These emails include community groups, the 88 cities in incorporated Los Angeles County, and the contact list from the Green Building Program. On June 18, 2014, the Commission continued the public hearing to July 30, 2014, a date certain. On July 21, 2014, OS Staff sent

a courtesy public hearing notice to 1,600 emails. On September 4, 2014, OS Staff sent a courtesy public hearing notice to 1,000 emails.

**Public Comments**

No public comments were received on Divisions 1, 2, 4, 5, or 6 at the time of this report.

**Staff Recommendation**

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

OS Staff recommends that the public hearing on the Technical Update to Title 22, referred to as Project Number R2011-00518(1-5), be continued to December 10, 2014, for status on the project.

I MOVE THAT THE REGIONAL PLANNING COMMISSION CONTINUE THIS MATTER, THE TECHNICAL UPDATE TO TITLE 22, TO DECEMBER 10, 2014, FOR STATUS OF THE PROJECT.